



The Master Builders Broome Hall Road, Coldharbour, RH5 6HP

Price Guide £1,250,000



- DETACHED HOME
- PRIVATE AND SECLUDED GROUNDS
- SWIMMING POOL
- 1.5 ACRES
- TWO RECEPTION ROOMS
- SURREY HILLS LOCATION
- GATED DRIVEWAY
- POTENTIAL TO REMODEL/REBUILD STPP
- FIVE BEDROOMS
- NO ONWARD CHAIN

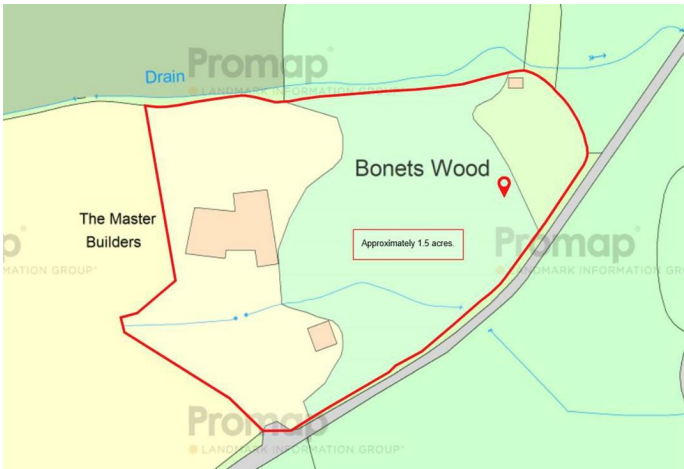
Description

Nestled in the tranquil setting of Broome Hall Road, Coldharbour, this architecturally designed detached bungalow presents a rare and unique opportunity for discerning buyers. Set within private and secluded grounds spanning an impressive 1.5 acres, this property offers a peaceful retreat amidst the stunning Surrey Hills, an area renowned for its natural beauty and outdoor pursuits.

The bungalow boasts ample accommodation of 2313 sq. ft plus garaging. With five well-proportioned bedrooms, it is ideal for families or those seeking extra room for guests or a home office. The property also features a superb master bedroom with dressing area and ensuite shower room.

One of the most appealing aspects of this property is its significant potential for extension or potential redevelopment, allowing you to tailor the home to your specific needs and desires subject to the relevant consents.

Additionally, the property is offered with no onward chain, making the purchasing process straightforward and efficient. This is a rare chance to acquire a home in such a desirable location, where you can enjoy the serenity of rural living while still being within easy reach of local amenities.



Situation

Coldharbour is a unique and attractive village set in the Surrey Hills an area of outstanding natural beauty with fabulous walks, bridleways and seclusion, just four miles from Dorking town centre. Within the village is a popular gastro pub and farm shop.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

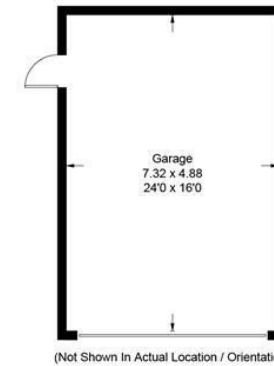
To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure	Freehold
EPC	F
Council Tax Band	H

Approximate Gross Internal Area = 214.9 sq m / 2313 sq ft
 Garage = 35.8 sq m / 385 sq ft
 Total = 250.7 sq m / 2698 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1192864)

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